165.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	968,000 / 968,000
					USE VALUE:	968,000 / 968,000
					ASSESSED:	968,000 / 968,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WINSLOW AVENUE LLC
Owner 2:	
Owner 3:	
Street 1:	74 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TCHOUKOULIAN ROSINE A -
Owner 2:	TRS/ROSINE TCHOUKOULIAN TRUST -
Street 1:	74 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,903 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2796 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9903.000	460,900	5,100	502,000	968,000
Total Card	0.227	460,900	5,100	502,000	968,000
Total Parcel	0.227	460,900	5,100	502,000	968,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.21 | /Parcel: 346.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109331

GIS Ref

GIS Ref

Insp Date 06/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165.0-0004-0004.0

!12786!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,000	5100	9,903.	502,000	968,100	968,100	Year End Roll	12/18/2019
2019	104	FV	358,000	5100	9,903.	502,000	865,100	865,100	Year End Roll	1/3/2019
2018	104	FV	368,300	5100	9,903.	444,600	818,000	818,000	Year End Roll	12/20/2017
2017	104	FV	345,000	5100	9,903.	372,900	723,000	723,000	Year End Roll	1/3/2017
2016	104	FV	345,000	5100	9,903.	372,900	723,000	723,000	Year End	1/4/2016
2015	104	FV	306,600	5100	9,903.	322,700	634,400	634,400	Year End Roll	12/11/2014
2014	104	FV	306,600	5100	9,903.	311,900	623,600	623,600	Year End Roll	12/16/2013
2013	104	FV	319,300	5100	9,903.	296,900	621,300	621,300		12/13/2012

PRINT

Date	Time
12/11/20	02:50:06

LAST REV

Date	Time
08/08/18	09:34:58
apro	
12786	

USER DEFINED

Prior Id # 1:	109331
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TCHOUKOULIAN RO	49927-312		8/10/2007		646,500	No	No		
TCHOUKOULIAN HA	41942-191		2/3/2004	Family	1	No	No		
	13137-181		2/1/1977		50,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2014	1649	Alterati	3,000					Demo and re-instal
3/7/2008	222	Redo Kit	6,000			G9	GR FY09	replce kitchen cab
8/18/1998	599	Manual	11,860					WINDOWS/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Meas/Inspect	CC	Chris C
12/4/2008	MLS	MM	Mary M
11/20/2008	Meas/Inspect	355	PATRIOT
4/20/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9903		Sq. Ft.	Site		0	70.	0.72	8									501,960						502,000	

Total AC/HA: 0.22734 | Total SF/SM: 9903 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 501,960 | Spl Credit | Total: 502,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02553642
Const Adj.:	0.98990101
Adj $ / SQ:	172.581
Other Features:	98981
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668011
Depreciation:	207083
Depreciated Total:	460928

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

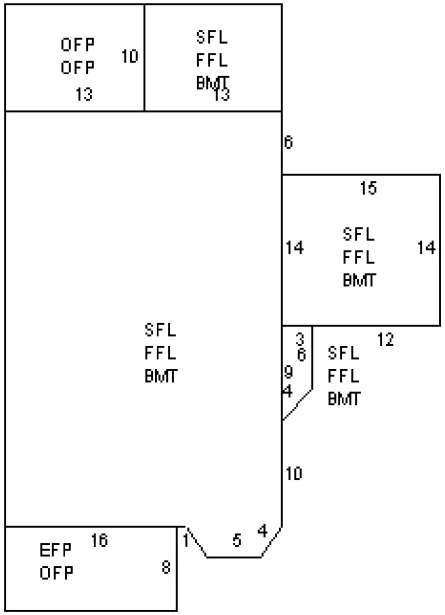
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.58
Special Features:	0	Val/Su Net:	97.86
Final Total:	460900	Val/Su SzAd	164.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,398	51.770	72,380
FFL	First Floor	1,398	172.580	241,268
SFL	Second Floor	1,398	172.580	241,268
OFP	Open Porch	388	20.540	7,971
EFP	Enclos Porch	128	48.000	6,145

Net Sketched Area:	4,710			Total:	569,032
Size Ad	2796	Gross Are	4710	FinArea	2796

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc